



## 392 Waddington Drive Kamloops British Columbia

\$529,900

Location, layout & price. This home has it all! Situated in Upper Sahali, close to schools, parks, hiking trails, and minutes from Kamloops' best shopping. The property offers ample front parking and just a few steps to the entrance door for easy access to main floor living. Inside, hardwood floors flow through the main living areas, with a spacious living room opening to the kitchen and dining space. The kitchen features shaker cabinets, a tile backsplash, plenty of natural light, and a newly installed dishwasher. The main floor is complete with two bedrooms and a renovated 4pc bathroom featuring a new tub and surround. Downstairs offers extra living space or in-law suite potential with side entry access. This level includes a very large third bedroom with room for a sitting area, plus a rec/family room, laundry, and a 2pc bath. A highlight of the home is the sundeck with incredible city, mountain, and river views, plus a gazebo for seasonal use. Updates include roof (2017), HWT (2023), furnace (2012), and a rebuilt deck. A removable ramp provides easy backyard access where two large sheds await your toys. A fantastic option for families, outdoor enthusiasts, or anyone seeking comfort and convenience in a prime location. (id:6769)

Foyer 3'3" x 6'4"

Bedroom 16'2" x 20'6"

Storage 6'8" x 4'3"

Laundry room 6'2" x 8'11"

Family room 8'10" x 13'4"

Recreation room 13'2" x 7'6"

2pc Bathroom Measurements not available

Primary Bedroom 10'10" x 11'2"

Bedroom 9'8" x 10'10"

Dining room 5'7" x 9'9"

Living room 11'1" x 18'

Kitchen 9'9" x 9'5"

Foyer 3'4" x 6'10"

4pc Bathroom Measurements not available

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Listing Presented By:



Originally Listed by:  
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